

**Town of Groton
Board of Assessment Appeals
October 1, 2013 Grand List
March 22, 2014 Session Minutes**

The Board of Assessment Appeals met on Saturday March, 22, 2014 at the Groton Town Hall. Members in attendance were Chairman Charles Stevens, James Mitchell, John Parfitt and alternate Paul Duarte. The meeting was called to order at 9:00 a.m. by the Chair. The board will sit for appeals on the October 1, 2013 Grand List and the October 1, 2012 Supplemental Motor Vehicle Grand List.

Property Owner: Joan C. Oat

Property Location: 0 Elm Street South; PIN 260707697530

Board Decision March 22, 2014: Stevens made a motion to increase the negative influence factor from 65% to 80%; although no evidence was presented by the applicant to guarantee that the property is not buildable the boards review of the property confirms the poor suitability for residential use given the wetlands, the state facility next door, proximity to railroad tracks and lack of access. The motion was seconded by Mitchell and the motion passed with a unanimous vote.

R2013 Acct# 308212 Orig. Assmt: \$5,670 Adj. Assmt: \$3,220

Mailed date: March 24, 2014

Property Owner: Belton Allyn LLC

Property Location: 76 Fort Hill Road; PIN 169807773793

Board Decision March 22, 2014: The board made no change based on the lack of legal ability for the board to remove the Income & Expense Penalty and the fact that the Town does not have a local ordinance to allow for the removal of the Income & Expense penalty by the board. Parfitt made a motion to for no change, was seconded by Mitchell, the motion passed with a unanimous vote.

R2013 Acct# 300908 Orig. Assmt: \$177,450

Mailed date: March 24, 2014

Property Owner: Prior L. Parker Trustee & Jean Hendren Cedia Trustee

Property Location: 17 Water Street Unit A-9; PIN 261918306046 00A9

Board Decision March 22, 2014: Although the market may have changed between 2011 and 2013; based on comparable sales within the 2011 time frame the value as assigned by the Town is appropriate as of the date of the last revaluation. Stevens made a motion for no change and was seconded by Mitchell. The motion passed with a unanimous vote.

R2013 Acct#308520 Orig. Assmt: \$962,920

Mailed date: March 24, 2014

Property Owner: Thomas Durr

Property Location: 0 Elm Street South; PIN 260707699854

Board Decision March 22, 2014: Since the sale price was a 2013 sale out of foreclosure it does not give a true indication of the value of the property as of October 1, 2011. It is appropriately priced with contiguous vacant lots. Mitchell made a motion for no change and was seconded by Parfitt. The motion passed with a unanimous vote.

R2013 Acct#303263 Orig. Assmt: \$160,930

Mailed date: March 24, 2014

Property Owner: Richard M. Kerr Trustee; Agent: Maureen Ryan

Property Location: 112 High Meadow Lane; PIN 260920917943

Board Decision March 22, 2014: The board reviewed the information provided by the appellant which included comparisons to other similar homes and grade ratings in the neighborhood. Parfitt made a motion to change the grade of the dwelling from an A to an A-; Parfitt then made an amended motion to change the grade from an A to a B+. The motion was seconded by Mitchell and passed with a unanimous vote.

R2013 Acct#305969 Orig. Assmt: \$453,180 Adj. Assmt: \$343,280

Mailed date: March 24, 2014

Property Owner: Hilda G & James R Arnold

Property Location: 259 West Shore Avenue; PIN 260714342842

Board Decision March 22, 2014: The board notes that although the appellant paid less in 2013 than the 2011 appraised value of the house, the 2011 value holds until the next revaluation. None of the evidence or testimony submitted indicates that the 2011 value was erroneous. Stevens made a motion for no change and was seconded by Mitchell. The motion passed with a unanimous vote.

R2013 Acct#300480 Orig. Assmt: \$421,890

Mailed date: March 24, 2014

Property Owner: Matthew & Kathryn Conlan

Property Location: 225 West Shore Avenue; PIN 260714330959

Board Decision March 22, 2014: The appellant questioned the value of the property as well as the square footage of the dwelling. The board feels that based on the testimony and photographs provided by the appellant that the grade of the house is more like a B+ rather than an A+. The board also notes that there is a discrepancy in the square footage in the appraisal provided versus the town records. The board notes that the appraisal submitted does not appear to adequately include the 3rd floor space and that this question could not be resolved without further information. The board notes that the square footage of the dwelling will be reduced or modified for the next grand list of October 1, 2014 after the assessor's office inspects the property to correct the data for the dwelling. Stevens made a motion to reduce the grade of the dwelling from an A+ to a B+. The motion was seconded by Mitchell and the motion passed with a unanimous vote.

R2013 Acct#300813 Orig. Assmt: \$1,664,040 Adj. Assmt: \$1,336,510

Mailed date: March 24, 2014

A motion for adjournment was made by Stevens at 12:57 p.m. The motion was seconded by Parfitt and passed with a unanimous vote.

These minutes were approved as written on March 26, 2014. The motion was made by Mitchell, seconded by Parfitt, motion passed with a unanimous vote.

Respectfully submitted,

Fauna Eller
Asst. Assessor
Clerk to board